

VG-364-2021-202100357916

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100357916

Real Property Recordings

Recorded On: December 01, 2021 11:16 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100357916
Receipt Number: 20211201000563
Recorded Date/Time: December 01, 2021 11:16 AM
User: Sebastian O
Station: CC19

Record and Return To:

VILLAGE ASSOCIATION MANAGEMENT, LLC
PO BOX 460057
GARLAND TX 75046



**STATE OF TEXAS
Dallas County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

Name of Subdivision: **Arbor Creek**, an addition to the City of Garland, Dallas County, Texas

Name of Association: **Arbor Creek Homeowners Association, Inc.**

Mailing Address of the Association: **Arbor Creek Homeowners Association, Inc.**
 c/o Village Association Management, LLC
 P.O. Box 460057, Garland, TX 75046-0057
 Association Website: NONE

Name and contact information of the person or entity managing the Association:

Entity: **Village Association Management, LLC** Person: Mary Kathryn Lightsey
 Mailing Address: P.O. Box 460057, Garland, TX 75046-0057
 Phone: (214) 552-1629 Fax: (877) 568-9199
 Email: info@villagemgmt.com On the web @: www.villagemgmt.com

<u>Recording Information for Governing Documents</u>	
Document Title	Recording Information
Declaration of Covenants, Conditions and Restrictions	Dallas County Deed Records Date: August 31, 1982 Time: 1:50 PM Volume: 82170 Page: 1905 et.al.
Amendment to Declaration of Covenants, Conditions and Restrictions	Dallas County Deed Records Document No. 002248925 Date: November 16, 1982 Time: 12:01 PM Volume: 82224 Page: 2188
Second Amendment to the Declaration of Covenants, Conditions and Restrictions	Dallas County Deed Records Date: July 21, 1992 Time: 9:23 AM Volume: 92141 Page 2713 et.al.
Amendment to the Declaration of Covenants, Conditions and Restrictions of The Arbor Creek Homeowners Association, Inc.	Dallas County Deed Records Date: August 7, 1987 Time: 2:35 PM Volume: 87152 Page 3215

Additional Information and Fees Charged in Connection with a Transfer of Ownership

1. Resale Certificate Fee is currently \$280.00 but will not exceed \$375.00
2. Buyer's Capital Contribution (Contribution to the Reserve) is \$150.00
3. Arbor Creek HOA, Inc. is an association containing 50 properties.

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

- 4. Arbor Creek HOA is a mandatory property owners association. Buyers are advised to independently examine the use restrictions to thoroughly understand the maintenance and usage requirements.
- 5. The Association mows the front yards, trims the front bushes, repairs the irrigation system, and periodically paints the unit exteriors. Owners are responsible for all exterior repairs prior to painting. Owners are responsible for tree trimming and replacement of landscaping and turf.

Signed this 13 day of November, 2021

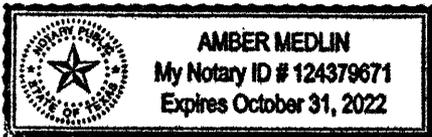
By: *M. Lightsey*
Mary Kathryn Lightsey
Village Association Management, L.L.C.
Managing Agent for Arbor Creek HOA, Inc.

NOTARY'S ACKNOWLEDGEMENT

STATE OF TEXAS
COLLIN COUNTY

On this 13 day November, 2021 before me personally appeared Mary Kathryn Lightsey, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

Amber Medlin
Notary Public in and for the State of Texas



After Recording, Return to:
Arbor Creek HOA
P.O. Box 460057
Garland, TX 75046-0057